2220 Cook Street

Project Scope:
- Property lines underwritten into two lots.
- New Existing building proposed for the South lot (Building A).
- Existing building on the North lot, to be split into two parts, and remains in place.
- Additional bicycle parking stalls, more than the minimum required per zoning bylaw.
- New driveway and services located at the rear of both lots, per the City's requirements.
- New concrete and metal coping at street face.
- New Zoning - Building A
- New Streets - Building A
- New Fences - Building A
- New Landscaping
- New Exterior Paint
- New 3 storey, 3 unit building proposed for the South lot (Building A).
- A replacement for the existing building is included with this proposal (Building B).
- Existing building to remain in place at the North lot, and will receive new exterior paint.
- Future leases with the current tenant (VIHA), will include a clause giving them the right of first refusal.
- The North property will be registered as rental only. In perpetuity.
- The South property will be registered as a strata, with a maximum of 4 units per floor, per zoning bylaw.
- The South property will have its own utilities, with no shared driveways.

Project Data:
- Project Date: Jan. 4, 2019
- South Lot: 864-2220 Cook Street
- North Lot: 1137 North Park Street
- City: Victoria, BC

Development Permit:
- Application: 11-0019801
- Zoning: R2 - Residential
- Land Use: House
- Size: 380.39 m²
- Floor Area: 251.66 m²
- Long-term bicycle parking not included in area calculation per rezoning bylaw amendment 1B-017.
- Site-specific site plans provided for both buildings.

Consultant:
- UNHARR PROJECTS LTD
- 250-883-1571
- Suite 1 - 864 Queens Avenue
- Victoria, BC V8T 1M5

ARCHITECT:
- A. UNTOTT ARCHITECTS
- 2220 Cook Street
- Victoria, BC
- 250-883-3575
- Chrienne@untottarchitect.ca

UNHARR PROJECTS LTD
- 250-883-1571
- Suite 1 - 864 Queens Avenue
- Victoria, BC V8T 1M5
- Chrienne@untottarchitect.ca

Contact: GAVIN COLLINS
- 2220 Cook Street
- Victoria, BC
- 250-883-3575
- gavincollins@untottarchitect.ca

Revised by: Chrienne Untott
- 2220 Cook Street
- Victoria, BC
- 250-883-3575
- Chrienne@untottarchitect.ca

PROJECTS:
- Residential
- Commercial
- & Industrial

Design:
- Architecture
- Planning & Development
- Residential
- Commercial
- & Industrial

UNHARR PROJECTS LTD
- 250-883-1571
- Suite 1 - 864 Queens Avenue
- Victoria, BC V8T 1M5
- Chrienne@untottarchitect.ca

This drawing is a copyright drawing and shall not be reproduced without written permission from Christine Untott Architect. This drawing shall not be used for construction purposes until issued, or approved design by Christine Untott Architect. Any violations of these conditions shall result in immediate legal action. This drawing is protected by the Canadian Copyright Act.